



405 W. University Dr

Tempe, AZ 85281

Property Features

- 2,500 SF endcap available for lease
- Located in the heart of Tempe across the street from Whole Foods
- Prominent visibility to University Drive
- Convenient, on-site, exclusive, parking field
- Half mile west of Arizona State University (134,500 students as of 2021)
- Monument signage available
- Within walking distance of the dynamic mix of office, hotel, and residential population along Mill Avenue



For Lease: \$26.00 SF + NNN

Location Maps

For Lease
405 W University Dr
 Downtown Tempe

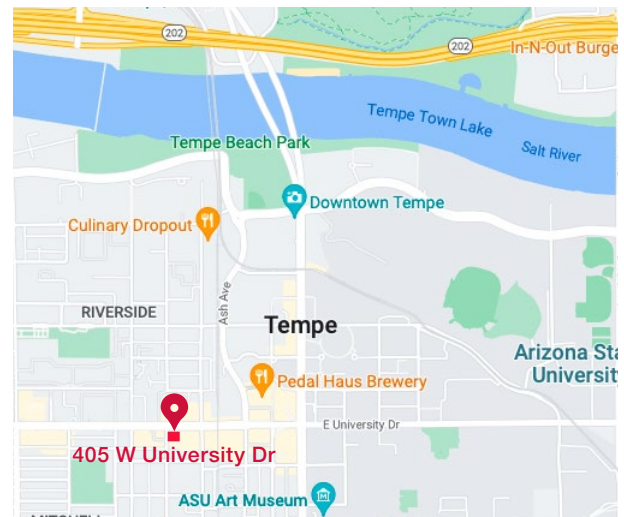


Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	30.30	32.80	35.00
Population:	23,149	124,729	353,457
Average HH Income	\$69,971	\$65,209	\$71,952
Daytime Emp. Pop.	28,284	160,970	363,180

Traffic Counts

	Vehicles Per Day (VPD)
W University Dr	32,210
S Mill Ave	35,883



For more information:



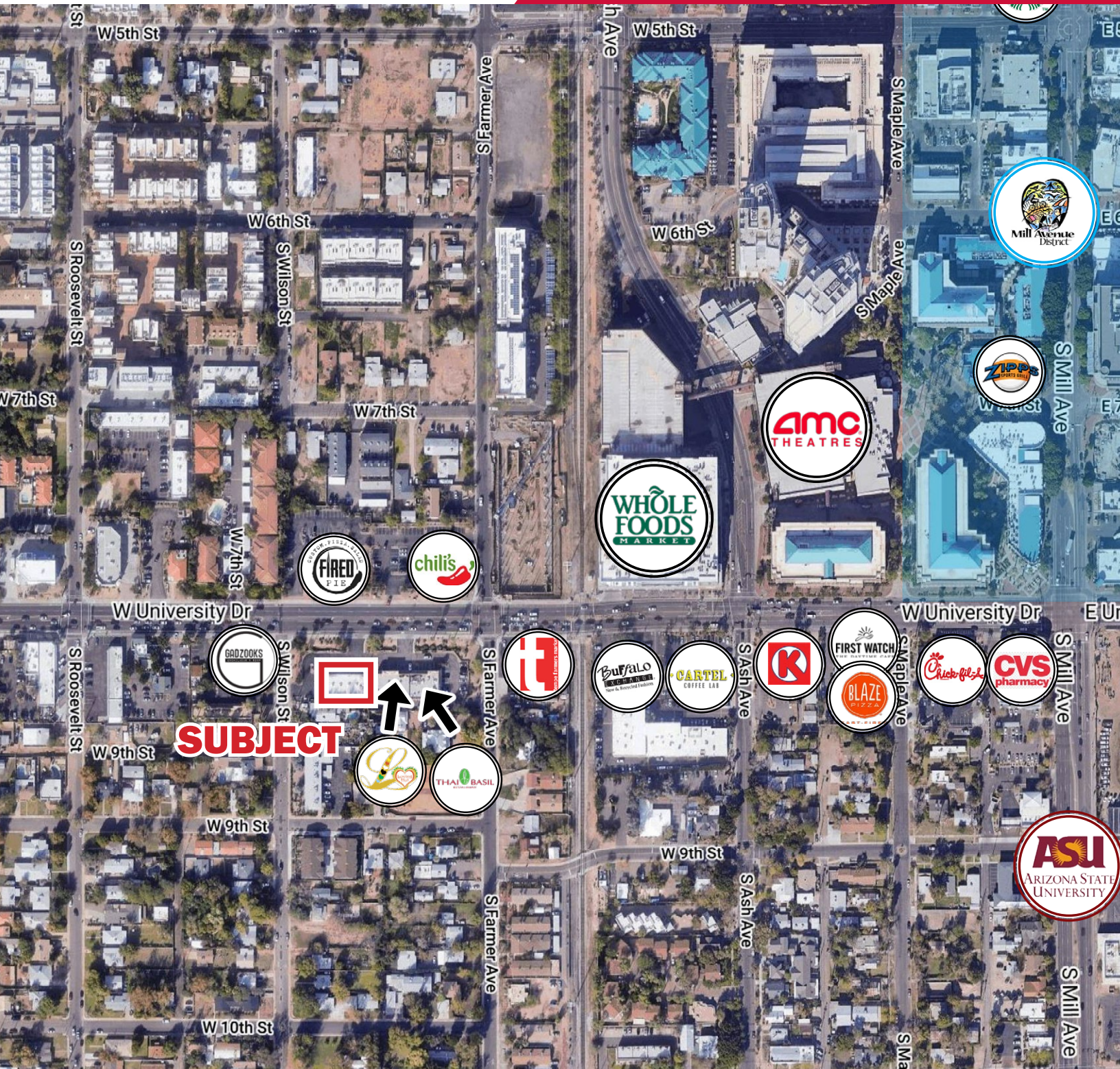
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Local Retail Map

For Lease
405 W University Dr
Downtown Tempe



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